143.0	0009	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,300 / 694,300
					USE VALUE:	694,300 / 694,300
					ASSESSED:	694,300 / 694,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RISCH DIETER H & URSULA R
Owner 2:	
Owner 3:	
Street 1:	152 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,994 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1331 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4994.000	238,400		455,900	694,300
Total Card	0.115	238,400		455,900	694,300
Total Parcel	0.115	238,400		455,900	694,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.64 | /Parcel: 521.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0009-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,600	0	4,994.	455,900	694,500	694,500	Year End Roll	12/18/2019
2019	101	FV	201,500	0	4,994.	427,400	628,900	628,900	Year End Roll	1/3/2019
2018	101	FV	208,000	0	4,994.	353,300	561,300	561,300	Year End Roll	12/20/2017
2017	101	FV	208,000	0	4,994.	324,800	532,800	532,800	Year End Roll	1/3/2017
2016	101	FV	208,000	0	4,994.	296,300	504,300	504,300	Year End	1/4/2016
2015	101	FV	196,600	0	4,994.	290,600	487,200	487,200	Year End Roll	12/11/2014
2014	101	FV	196,600	0	4,994.	270,100	466,700	466,700	Year End Roll	12/16/2013
2013	101	FV	196,600	0	4,994.	257,000	453,600	453,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12347-676		12/15/1972		31,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2016	567	Re-Roof	8,930					REROOF

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4994		Sq. Ft.	Site		0	80.	1.14	9									455,856						455,900	

Total AC/HA: 0.11465 | Total SF/SM: 4994 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 455,856 | Spl Credit | Total: 455,900

PRINT

Date	Time
12/11/20	01:22:17

LAST REV

Date	Time
06/11/18	11:02:26

apro

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Meas/Inspect	BS	Barbara S
2/4/2009	Measured	345	PATRIOT
12/11/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct	93419
GIS Ref	
GIS Ref	
Insp Date	05/10/18
	!11170!
PAT ACCT.	11170

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	93419
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	163.738
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323948
Depreciation:	85522
Depreciated Total:	238426

COMMENTS

SKUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

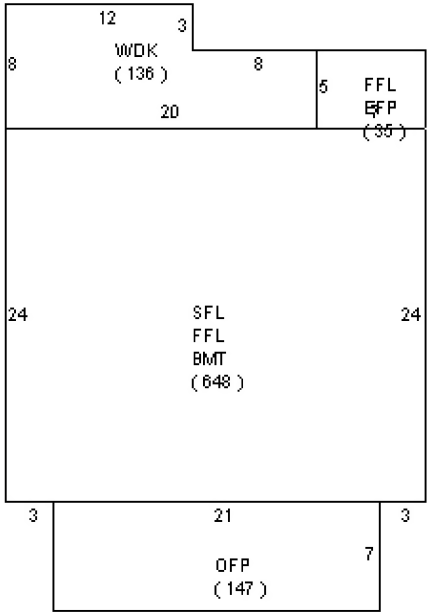
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.74
Special Features:	0	Val/Su Net:	103.79
Final Total:	238400	Val/Su SzAd	179.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	683	163.740	111,833
BMT	Basement	648	49.120	31,831
SFL	Second Floor	648	163.740	106,102
OFP	Open Porch	147	26.900	3,954
WDK	Deck	136	12.960	1,762
EFP	Enclos Porch	35	70.440	2,466

Net Sketched Area:	2,297			Total:	257,948
Size Ad	1331	Gross Are	2297	FinArea	1331

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0009-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	